



PLANNING COMMISSION AGENDA
City Council Chambers, 201 E. La Habra Blvd., La Habra, CA

November 14, 2016
6:30 p.m.

INSTRUCTIONS TO THE PUBLIC BEFORE ADDRESSING THE PLANNING COMMISSION PLEASE FILL OUT A SPEAKER'S CARD AND DEPOSIT AT THE PODIUM.

1. **CALL TO ORDER:**
2. **FLAG SALUTE:**
3. **ROLL CALL:**
4. **COMMENTS FROM THE AUDIENCE:**

This is the time for the public to address any item of Commission business NOT appearing on this Agenda. (Note: Per Government Code Section 54954.3(a), the Planning Commission cannot take action or express a consensus of approval or disapproval on any public comments regarding matters which do not appear on the printed agenda.)

5. **CONSENT CALENDAR:**

All items on the Consent Calendar are considered by the Commission to be routine and will be enacted by one motion unless a Commissioner or member of the audience request separate action or removal of an item. Removed items will be considered following the Consent Calendar portion of this agenda. Members of the audience will have the opportunity to address the Commission on removed items at that time.

- a. Approval of the minutes of the Planning Commission meeting of October 24, 2016.

6. **CONSENT CALENDAR ITEMS REMOVED FOR SEPARATE DISCUSSION:**

7. **CONTINUED PUBLIC HEARINGS:**

8. **PUBLIC HEARINGS:**

- a. Request for Mitigated Negative Declaration of Environmental Impacts 16-01, Planned Unit Development 16-01 for a grocery store, Conditional Use Permit 16-02 for off-sale beer and wine (ABC Type 20), and Conditional Use Permit 16-08 for a 24-foot tall freestanding sign at 951-1001 East Imperial Highway.

An Initial Study and Mitigated Negative Declaration of Environmental Impact MND 16-01 was prepared for this project pursuant to Sections 15170 and 15071 of the California Environmental Quality Act (CEQA) Guidelines. A Notice of

Intent to Adopt a Mitigated Negative Declaration was circulated for public review and comment pursuant to Section 15072 of CEQA Guidelines. The Initial Study identified environmental impacts resulting from the project and proposed mitigation measures to reduce those impacts to a level of insignificance.

Recommendation:

Mitigated Negative Declaration 16-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL CERTIFY MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS 16-01 FOR A GROCERY STORE AT 951-1001 EAST IMPERIAL HIGHWAY SUBJECT TO THE MITIGATION MONITORING AND REPORTING PROGRAM AND FINDINGS OF FACT HERETO ATTACHED AS EXHIBITS "A" & "B."

Planned Unit Development 16-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNED UNIT DEVELOPMENT PRECISE PLAN 16-01 FOR A GROCERY STORE AT 951-1001 EAST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

Conditional Use Permit 16-02– Alcohol

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-02 FOR THE SALE OF ALCOHOLIC BEVERAGES (OFF-SALE TYPE 20 LICENSE) IN CONJUNCTION WITH A GROCERY STORE AT 951-1001 EAST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE FINDINGS INCLUDING PUBLIC CONVENIENCE OR NECESSITY, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

Conditional Use Permit 16-08– Sign Height

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 16-08 FOR A 24-FOOT TALL FREESTANDING SIGN AT 951-1001 EAST IMPERIAL HIGHWAY, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

- 9. **CONSIDERATION ITEMS:**
- 10. **ADMINISTRATIVE ITEMS:**
- 11. **COMMENTS FROM THE COMMISSIONERS:**
- 12. **ADJOURNMENT**

DECLARATIONS

Except as otherwise provided by law, no action shall be taken on any items not appearing in the foregoing agenda. A copy of the full agenda packet is available for public review at the Planning Department during regular business hours.

“In accordance with the federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, please contact the Planning Department Office at least 96 hours in advance of the meeting at (562) 383-4100”.

This Agenda was posted on the Bulletin Boards outside of the front and back doors of City Hall, which is completely accessible to the public at least 72 hours in advance of the Planning Commission meeting.

Carmen G. Henderson, Planning Commission Secretary